

PLANNING PROPOSAL – PP031

Shoalhaven Local Environmental Plan 2014 Semi-Detached Dwelling Housekeeping Amendment

Prepared by
Planning, Environment & Development Group
Shoalhaven City Council

File: 57267E
Version: Gateway

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1 Introduction

This Planning Proposal (PP) seeks to amend Shoalhaven Local Environmental Plan 2014 (SLEP 2014) to include the land use term 'semi-detached dwelling' as permitted with consent in the R2 Low Density Residential and the RU5 Village land use tables.

It is requested that Council be given delegation for plan making functions for this PP. The evaluation criteria for delegation is located at **Attachment A**.

This PP has been prepared in line with '*A Guide to preparing Local Environmental Plans*' and '*A Guide to preparing planning proposals*'.

1.1 Subject Land

The PP applies to all land in the Shoalhaven Local Government Area that is zoned R2 Low Density Residential or RU5 Village under SLEP 2014.

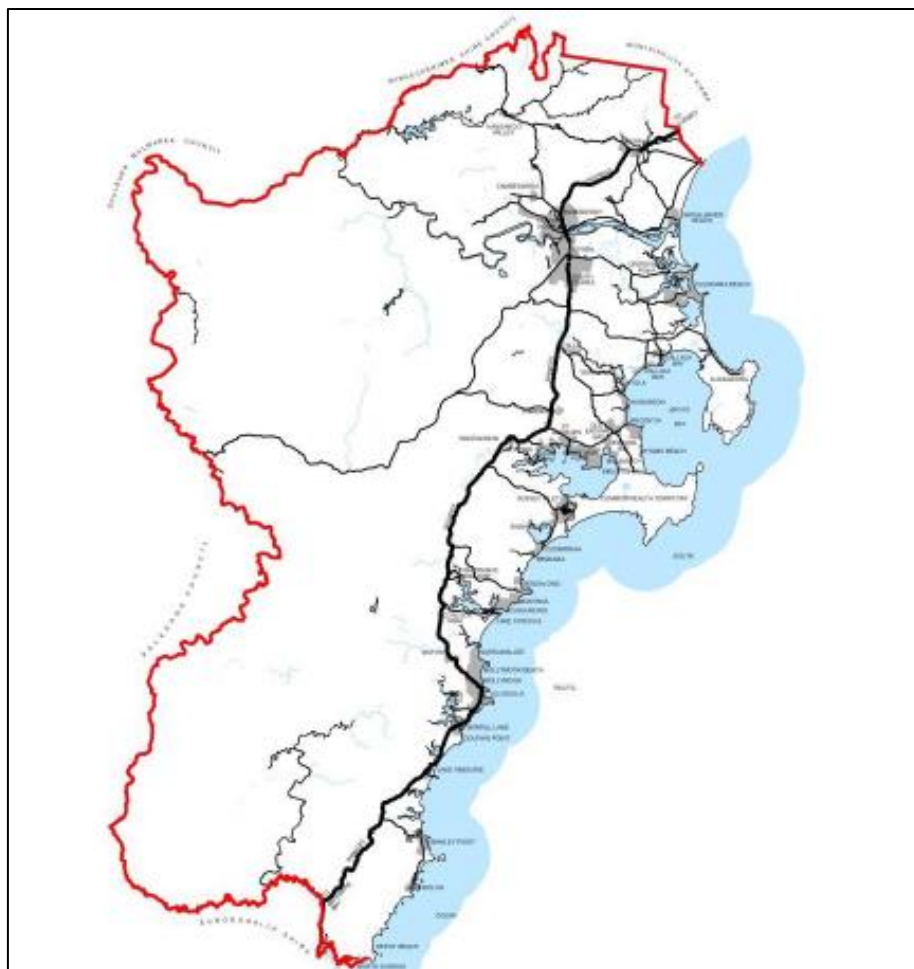


Figure 1: Subject land

1.2 Background

SLEP 2014 commenced on 22 April 2014. The LEP consolidated planning controls into the one local environment plan and also transitioned existing controls into the NSW Government's Standard Instrument Local Environment Plan format.

As part of the completion, and also since SLEP 2014 has been in force, Council has undertaken a number of housekeeping amendments to improve the operation and accuracy of the plan. Council continuously reviews SLEP 2014 to ensure it aligns with strategic documents, is improved where necessary and delivers positive outcomes for the community.

On 22 January 2018, Council's Development Committee resolved (MIN18.10) to submit this PP to the NSW Department of Planning and Environment for a Gateway determination. Refer to **Attachment B** for a copy of the Council Report and Minutes.

2 Part 1 – Intended Outcome

The intended outcome of this PP is to amend SLEP 2014 to include the land use term 'semi-detached dwelling' as permitted with consent in the land use tables for the R2 Low Density Residential and the RU5 Village zones.

3 Part 2 – Explanation of Provisions

"Dual occupancy (attached)" is a land use that is currently permissible with consent in the R2 Low Density Residential and RU5 Village zone. SLEP 2014 currently enables subdivision of a Dual occupancy (attached) which then results in a land use more appropriately defined as a semi-detached dwelling:

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

The intent of SLEP 2014 is to enable this development outcome to continue and DP&E have advised that Council's ability to approve dual occupancy (attached) and subdivide remains lawful. The PP includes semi-detached dwellings as permissible with consent in the R2 Low Density Residential and RU5 Village zones. This resolves any potential uncertainty in this regard.

To achieve the intended outcome outlined in Section 2 (Part 1 – Intended Outcome) above, it is proposed to amend the land use tables in SLEP 2014 as outlined in **Table 1**. Note: the red text shows the land use term that will be added through this PP.

Table 1: Planning Proposal Proposed Changes

No.	Provision	Proposed amendment
1	R2 Low Density Residential land use table	<p>Insert term 'semi-detached dwelling as permissible with consent:</p> <p>Zone R2 Low Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide an environment primarily for detached housing and to ensure that other development is compatible with that environment. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Sewerage systems; Water supply systems</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>
2	RU5 Village land use table	<p>Insert term 'semi-detached dwelling as permissible with consent:</p> <p>Zone RU5 Village</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for a range of land uses, services and facilities that are associated with a rural village. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Attached dwellings; Boarding houses; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Business premises; Car parks; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Depots; Dual occupancies; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Helipads; Home-based child care; Home businesses; Home industries; Hostels; Industrial retail outlets; Information and education facilities; Light industries; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities</p>

No.	Provision	Proposed amendment
		<p>(outdoor); Registered clubs; Research stations; Residential care facilities; Residential flat buildings; Respite day care centres; Retail premises; Roads; Schools; Semi-detached dwellings; Service stations; Sewerage systems; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water supply systems</p> <p>4 Prohibited</p> <p>Farm stay accommodation; Any other development not specified in item 2 or 3</p>

4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

No. This PP addresses a housekeeping matter related to SLEP 2014 to improve its operation.

While this amendment is not the result of a strategic study or report, it is consistent with Council's policy position and will help achieve the expected outcomes of SLEP 2014. Further, Kiama Municipal Council received a Gateway determination in June 2017 to enable them to similarly resolve this matter (PP_2017_KIAMA_003_00).

4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This PP is considered to be the best and only means of achieving the intended outcome. Changes to the *Standard Instrument (Local Environmental Plans) Order 2006* were considered, however mandatory additions to the R2 Low Density Residential and the RU5 Village land use tables may not be appropriate for all local government areas in NSW.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Illawarra- Shoalhaven Regional Plan (ISRP)

The ISRP provides for a variety of housing choice and homes to meet the Regions changing housing demands over the next 20 years. It incorporates a series of directions and actions promoting sustainable housing development.

Direction 2.1 of the Plan is particularly relevant to this PP as it requires councils to:

- Plan for a mix of housing that suits the projected growth, changing demographics and market demand particular to their area.
- Increase capacity for housing where appropriate to promote development opportunities.

The PP is not inconsistent with the ISRP.

4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Shoalhaven City Council's Community Strategic Plan

The PP is consistent with Council's Community Strategy Plan and the relevant themes and actions below:

- Theme 2. Sustainable, liveable environments
 - 2.2 Plan and manage appropriate and sustainable development
 - 2.3 Protect and showcase the natural environment
- Theme 3. Prosperous communities
 - 3.1 Maintain and grow a robust economy with vibrant towns and villages

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

The PP is consistent with the applicable state environmental planning policies (SEPPs). A full list of the SEPPs is provided at **Attachment C**.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Ministerial Directions are considered in **Attachment D** and those that are most relevant are discussed below.

2.2 Coastal Protection

This direction applies as the PP affects land within the coastal zone. The intended outcome of the PP is not considered to be inconsistent with the NSW Coastal Policy: A sustainable future for the New South Wales Coast, the NSW Coastline Management Manual 1990 or the Coastal Design Guidelines 2003.

The PP is not inconsistent with this direction.

3.1 Residential Zones

This direction applies as the PP will affect the existing R2 Low Density Residential zone through the inclusion of 'semi-detached dwelling' as permissible with consent.

The PP will increase development opportunity and flexibility, make more efficient use of existing infrastructure and services and reduce development pressure on town and village boundaries. Servicing arrangements will be considered on a site by site basis at the development application stage.

The PP is not inconsistent with this direction.

3.4 Integrating Land Use and Transport

This direction applies as the PP will alter the land use tables for the existing R2 Low Density Residential and RU5 Village zones by including 'semi-detached dwelling' as permissible with consent.

The PP supports the principles and objectives of *Improving Transport Choice — Guidelines for planning and development* and *The Right Place for Business and Services — Planning Policy*. Traffic impacts would be considered as part of the development assessment process.

The PP is not inconsistent with this direction.

4.1 Acid Sulfate Soils

The land subject to this PP is mapped as having acid sulfate soils.

The act of inserting 'semi-detached dwelling' as permissible with consent in the R2 Low Density Residential and RU5 Village land use tables will not intensify the land use of the land beyond that already permissible, nor increase the potential impact on surface groundwater quality/quantity, ecosystems or biodiversity.

The PP is not inconsistent with this direction.

4.4 Planning for Bushfire Protection

Land within the R2 Low Density Residential and RU5 Village zones is identified as bushfire prone. Where relevant, future development will be assessed against Planning for Bushfire Protection during the development assessment process.

Consultation will be undertaken with the NSW Rural Fire Service following receipt of a Gateway determination, and prior to undertaking community consultation.

The PP is not inconsistent with this direction.

5.2 Sydney Drinking Water Catchments

Areas of R2 Low Density Residential and RU5 Village zoned land is located at Kangaroo Valley which falls within the Sydney drinking water catchment area.

Consultation will be undertaken with the Sydney Catchment Authority following receipt of a Gateway determination, and prior to undertaking community consultation. Pre-Gateway consultation has not been undertaken as:

- It is considered that the proposed insertion of 'semi-detached dwelling' as permissible with consent in these zones will not adversely impact on water quality in the catchment area, nor will it disturb land and water capability in this area. The amendment to SLEP 2014 is considered to be of minor significance.
- The PP is consistent with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority.

The PP is not inconsistent with this direction.

5.10 Implementation of Regional Plans

The Illawarra-Shoalhaven Regional Plan (ISRP) applies to Shoalhaven and addresses the provision of suitable land for housing needs. The PP is considered consistent with the ISRP as discussed in Section 4.2.1. The PP is therefore consistent with this direction.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The PP will not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats as it involves including 'semi-detached dwellings' as permissible with consent in the R2 Low Density Residential and RU5 Village land use tables. The physical impact of this type of development is comparable to that of 'dual occupancy (attached)', a land use that is currently permissible in both zones.

Any future use of the land will consider environmental impacts as part of the development assessment process.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Other environmental impacts are not anticipated and any future development would consider environmental impacts as part of the development assessment process.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The social and economic impacts related to the PP are considered minimal. Additional housing opportunities/flexibility may assist with housing affordability.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The planning proposal does not create additional need for infrastructure.

4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council will consult with relevant State and Commonwealth authorities (e.g. NSW Rural Fire Service and Sydney Catchment Authority) in accordance with the conditions of the Gateway determination. The PP will be updated prior to public exhibition, if required, to incorporate the view of any public authority.

5 Part 4 – Mapping

No mapping changes are proposed as part of this PP.

6 Part 5 - Community Consultation

Council proposes to exhibit the planning proposal in accordance with the requirements of Section 57 of the *Environmental Planning and Assessment Act 1979* and any other requirements as determined by the Gateway process. It is intended that an exhibition period of 14 days apply as the PP is considered to be low impact in nature.

Public notification of the exhibition would include notification in the local newspapers, and a notice on Council's website. A hard copy of the planning proposal would be made available at Council's Administrative Building in Nowra.

7 Part 6 – Project Timeline

Table 2: Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	February 2018
Completion of Gateway determination requirements	March 2018
Public exhibition	April 2018
Consideration of submissions	April 2018
Post exhibition consideration of PP	May/June 2018
Finalisation and notification of Plan	June/July 2018

ATTACHMENTS

Attachment A – Evaluation criteria for the delegation of plan making functions to Councils

Local Government Area:

Shoalhaven City Council

Name of draft LEP:

Shoalhaven Local Environmental Plan 2014
PP031

Address of Land (if applicable):

The PP applies to all land in the Shoalhaven Local Government Area located in a R2 Low Density Residential or RU5 Village zone

Intent of draft LEP:

The intent of this PP is to amend SLEP 2014 to include the land use term 'semi-detached dwelling' in the permitted with consent section of the R2 Low Density Residential and the RU5 Village land use tables.

Evaluation criteria for the issuing of an Authorisation	Council Response		Department Assessment	
	Y/N	Not relevant	Agree	Not agree
(Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)				
Is the Planning Proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?		NR		
Does the Planning Proposal contain details related to proposed consultation?	Y			
Is the Planning Proposal compatible with an endorsed regional or sub-regional strategy or local strategy endorsed by the Director-General?	Y			

Does the Planning Proposal adequately address any inconsistency with all relevant S117 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		NR		
Heritage LEPs				
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy / study endorsed by the Heritage Officer?		NR		
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NR		
Does the Planning Proposal potentially impact on item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		NR		
Reclassifications				
Is there an associated spot rezoning with the reclassification?		NR		
If yes to the above, is the rezoning consistent with an endorsed Plan Of Management (POM) or strategy?		NR		
Is the Planning Proposal proposed to rectify an anomaly in a classification?		NR		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?		NR		
Will the draft LEP discharge any interests in public land under Section 30 of the Local Government Act, 1993?		NR		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the Planning Proposal?		NR		
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note (PN09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?		NR		

Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agree to hold one as part of its documentation?		NR		
Spot Rezoning				
Will the proposal result in a loss of development potential for the site (i.e. reduced FSR or building height) that is not supported by an endorsed strategy?		NR		
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?		NR		
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?		NR		
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?		NR		
Does the Planning Proposal create an exception to a mapped development standard?		NR		
Section 73A matters				
Does the proposed instrument:				
a. Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?;		NR		
b. Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?;		NR		
c. Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?		NR		
(NOTE – the Minister (or delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).				

Attachment B – Council report and minute, 22 January 2018

DE18.6 Proposed Planning Proposal - Semi-Detached Dwelling Housekeeping Amendment

HPERM Ref: D17/425584

Group: Planning Environment & Development Group
Section: Strategic Planning

Attachments: 1. Draft Semi-Detached Dwelling Housekeeping Amendment Planning Proposal (under separate cover)

Purpose / Summary

To obtain the required resolution to commence the Planning Proposal (PP) process to amend Shoalhaven Local Environmental Plan 2014 (LEP 2014) to include the land use term 'semi-detached dwelling' as permitted with consent in the R2 Low Density Residential and RU5 Village land use tables.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Support the preparation of the Semi-Detached Dwelling Housekeeping Amendment Planning Proposal at Attachment 1 and submit to the NSW Department of Planning & Environment for Gateway determination. If Gateway determination is granted, proceed to formal public consultation in terms of such determination.
2. Advise relevant community groups of this decision, noting the opportunity for formal consultation later in the process.

Options

1. Adopt the recommendation.

Implications: This is the preferred option as it will formally commence the process to include the land use term 'semi-detached dwelling' as permitted with consent in the R2 Low Density Residential and RU5 Village land use tables within LEP2014. This will resolve any potential uncertainty relating to the classification of an attached dual occupancy once subdivided.

2. Adopt an alternative recommendation.

Implications: Depending on its nature, an alternative recommendation could delay the process to include the land use term 'semi-detached dwelling' as permitted with consent in the R2 Low Density Residential and RU5 Village land use tables.

3. Reject the recommendation.

Implications: This is not the preferred option as the existing zoning provisions in Shoalhaven LEP 2014 will not be amended. Potential uncertainty relating to the classification of an attached dual occupancy once subdivided will remain.

Background

'Dual occupancy (attached)' is a land use that is currently permissible with consent in the R2 Low Density Residential and RU5 Village zones and Shoalhaven LEP 2014 currently enables subdivision of a 'Dual occupancy (attached)' which then results in a land use more appropriately defined as a 'semi-detached dwelling'. The LEP definition for a 'semi-detached dwelling' is as follows:

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Currently, 'semi-detached dwellings' are identified as a prohibited land use in the R2 and RU5 zones, noting that the prohibited uses are "any development not specified in item 2 or 3". Items 2 and 3 are the 'permitted without consent' and 'permitted with consent' parts of the zone tables.

The intent of Shoalhaven LEP 2014 is to enable this development outcome to continue and the NSW Department of Planning and Environment (DP&E) have advised that Council's ability to approve 'dual occupancy (attached)' and their subdivision remains lawful. The proposed Housekeeping PP intends to make 'semi-detached dwellings' as permissible with consent in the R2 and RU5 to resolve any potential uncertainty in this regard.

The PP at **Attachment 1** details the proposed amendments to the R2 and RU5 land use tables, as well as justification for the proposed amendments.

Conclusion

This PP will enable Council to amend Shoalhaven LEP 2014 to insert 'semi-detached dwellings' as permissible with consent in the R2 and RU5 land use tables which will improve the operation and accuracy of the plan to deliver positive outcomes for the community.

Submitting the PP to DP&E for the required initial Gateway determination is the next step in the process.

Community Engagement

The proposed PP will be subject to the exhibition requirements set out in the Gateway determination, when issued, in accordance with the relevant legislation. This will involve notifying all adjoining landowners, relevant community groups and other interested parties.

Financial Implications

There are no immediate financial implications for Council. Housekeeping amendments to Shoalhaven LEP 2014 are resourced from the Strategic Planning budget.

Risk Implications

As DP&E have advised that Council's ability to approve 'dual occupancy (attached)' development and their subdivision remains lawful, this PP is simply a housekeeping amendment to resolve any potential ongoing uncertainty relating to this type of development and its classification.

TO: Team Coordinator - Strategy South (Jenna Tague)

Subject: Proposed Planning Proposal - Semi-Detached Dwelling Housekeeping Amendment - Preparation - Gateway Determination - Public exhibition
Target Date: 21/02/2018
Notes:
HPERM Reference 57267E D17/425584

RESOLVED (Clr Wells / Clr White)

MIN18.10

That Council:

1. Support the preparation of the Semi-Detached Dwelling Housekeeping Amendment Planning Proposal at Attachment 1 and submit to the NSW Department of Planning & Environment for Gateway determination. If Gateway determination is granted, proceed to formal public consultation in terms of such determination.
2. Advise relevant community groups of this decision, noting the opportunity for formal consultation later in the process.

FOR: Clr Findley, Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Carmel Krogh

AGAINST: Nil

CARRIED

Attachment C – SEPP Checklist

SEPP	Name	Applicable	Relevant	Not inconsistent
1	Development Standards	✓	✗	n/a
14	Coastal wetlands	✓	✓	✓
19	Bushland in Urban Areas	✗	✗	n/a
21	Caravan parks	✓	✗	n/a
26	Littoral rainforests	✓	✓	✓
30	Intensive agriculture	✓	✗	n/a
33	Hazardous and Offensive development	✓	✗	n/a
36	Manufactured home estates	✓	✗	n/a
44	Koala habitat protection	✓	✗	n/a
47	Moore Park Showground	✗	✗	n/a
50	Canal estate development	✓	✗	n/a
52	Farm Dams and Other Works in Land and Water Management Plan Areas	✗	✗	n/a
55	Remediation of land	✓	✓	✓
62	Sustainable aquaculture	✓	✗	n/a
64	Advertising and signage	✓	✗	n/a
65	Design quality of residential apartment development	✓	✗	n/a
70	Affordable Housing (Revised Schemes)	✗	✗	n/a
71	Coastal protection	✓	✓	✓
--	Affordable Rental Housing 2009	✓	✓	✓
--	BASIX 2004	✓	✓	✓
--	Educational Establishments and Child Care Facilities 2017	✓	✗	n/a
--	Exempt and Complying Development Codes 2008	✓	✗	n/a
--	Housing for Seniors or People with a Disability 2004	✗	✗	n/a
--	Infrastructure 2007	✓	✗	n/a
--	Integration and Repeals 2016	✗	✗	n/a
--	Kosciuszko National Park—Alpine Resorts 2007	✗	✗	n/a
--	Kurnell Peninsula 1989	✗	✗	n/a

--	Mining, Petroleum Production and Extractive Industries 2007	✓	✗	n/a
--	Miscellaneous Consent Provisions 2007	✓	✗	n/a
--	Penrith Lakes Scheme 1989	✗	✗	n/a
--	Rural Lands 2008	✓	✗	n/a
--	State and Regional Development 2011	✓	✗	n/a
--	State Significant Precincts 2005	✗	✗	n/a
--	Sydney Drinking Water Catchment 2011	✓	✓	✓
--	Sydney Region Growth Centres 2006	✗	✗	n/a
--	Three Ports 2013	✗	✗	n/a
--	Urban Renewal 2010	✗	✗	n/a
--	Vegetation in Non-Rural Areas 2017	✓	✓	✓
--	Western Sydney Employment Area 2009	✗	✗	n/a
--	Western Sydney Parklands 2009	✗	✗	n/a

Attachment D – S117 Directions checklist

Direction		Applicable	Relevant	Consistency
1 Employment and Resources				
1.1	Business and Industrial Zones	✗	✗	n/a
1.2	Rural Zones	✓	✗	n/a
1.3	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
1.4	Oyster Aquaculture	✗	✗	n/a
1.5	Rural lands	✗	✗	n/a
2 Environment and Heritage				
2.1	Environmental Protection Zones	✓	✗	n/a
2.2	Coastal Protection	✓	✓	Refer to Section 4.2.4
2.3	Heritage Conservation	✓	✗	n/a
2.4	Recreation Vehicle Area	✓	✗	n/a
2.5	Application of E2 and E3 Zones in Environmental Overlays in Far North Coast LEPs	✗	✗	n/a
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	✓	✓	Refer to Section 4.2.4
3.2	Caravan Parks and Manufactured Home Estates	✓	✗	n/a
3.3	Home Occupations	✓	✗	n/a
3.4	Integrating Land Use and Transport	✓	✓	Refer to Section 4.2.4
3.5	Development Near Licensed Aerodromes	✗	✗	n/a
3.6	Shooting Ranges	✗	✗	n/a
4 Hazard and Risk				
4.1	Acid Sulphate Soils	✓	✓	Refer to Section 4.2.4
4.2	Mine Subsidence and Unstable Land	✗	✗	n/a
4.3	Flood Prone Land	✓	✗	n/a
4.4	Planning for Bushfire Protection	✓	✓	Refer to Section 4.2.4
5 Regional Planning				
5.2	Sydney Drinking Water Catchments	✗	✗	Refer to Section 4.2.4
5.3	Farmland of State & Regional Significance Far North Coast	✗	✗	n/a
5.4	Commercial & Retail Development Far North Coast	✗	✗	n/a

5.8	Second Sydney Airport: Badgerys Creek	x	x	n/a
5.9	North West Rail Link Corridor Strategy	x	x	n/a
5.10	Implementation of Regional Plans	✓	✓	Refer to Section 4.2.4
6 Local Plan Making				
6.1	Approval and Referral Requirements	✓	x	n/a
6.2	Reserving Land for Public Purposes	✓	x	n/a
6.3	Site Specific Provisions	x	x	n/a
7 Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	x	x	n/a
7.2	Implementation of Greater Macarthur Land Release Investigation	x	x	n/a
7.3	Parramatta Road Corridor Urban Transformation Strategy	x	x	n/a
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	x	x	n/a
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a